

DELEGATED DECISION

REGENERATION AND LOCAL SERVICES



OCTOBER 2017

UPRNS 0327S01, CLEVESFERYE HOUSE, LAMBTON ROAD, FERRYHILL – DECLARE BUILDING SURPLUS TO COUNCIL REQUIREMENTS

Report of Gerard Darby, Assets Services Manager

Purpose of the Report

- 1 The purpose of the report is to seek approval to –
 - a) Declare Clevesferye House on Lambton Road, Ferryhill surplus to Council requirements; and,
 - b) Dispose of the above building in a single transaction on the open market.

Background

- 2 The site is edged red on the attached plan and extends to approximately 0.41 ha (1.01a).
- 3 The intention is to dispose of this building, and associated land surrounding the building.
- 4 The building on the site, which is two-storey on the northern block and single storey to the south, and was last used as office accommodation within CYPS. Staff were relocated to Morrison Busty in March and the building has been de-commissioned.

Current Position

- 5 Services, including the Office Accommodation Team, have been consulted and have not identified a requirement to retain the site for existing or future service delivery use.
- 6 The Portfolio Holder and Local Members have been consulted and have not made any observations or raised any concerns. Councillor Atkinson has request further information on the process for disposal which has been addressed.
- 7 Strategic Partners and Ferryhill Town Council have been consulted. Partners have not made any comments or raised any objections
- 8 Technical consultations have been undertaken and the Tree Officer has raised concerns on the retention of a significant groups of trees on the western and eastern boundaries of the site. These concerns will be addressed through the planning process

Recommendations and reasons

- 9 To approve the surplus declaration of land as shown edged in red on the plan attached

Background papers

ARC-17-258

Appendix 1: Implications

Finance – Durham County Council to receive a capital receipt on disposal. There will be no maintenance liability/costs to the council once the site is sold.

Staffing - N/A

Risk - N/A

Equality and Diversity / Public Sector Equality Duty - N/A

Accommodation - N/A

Crime and Disorder - N/A

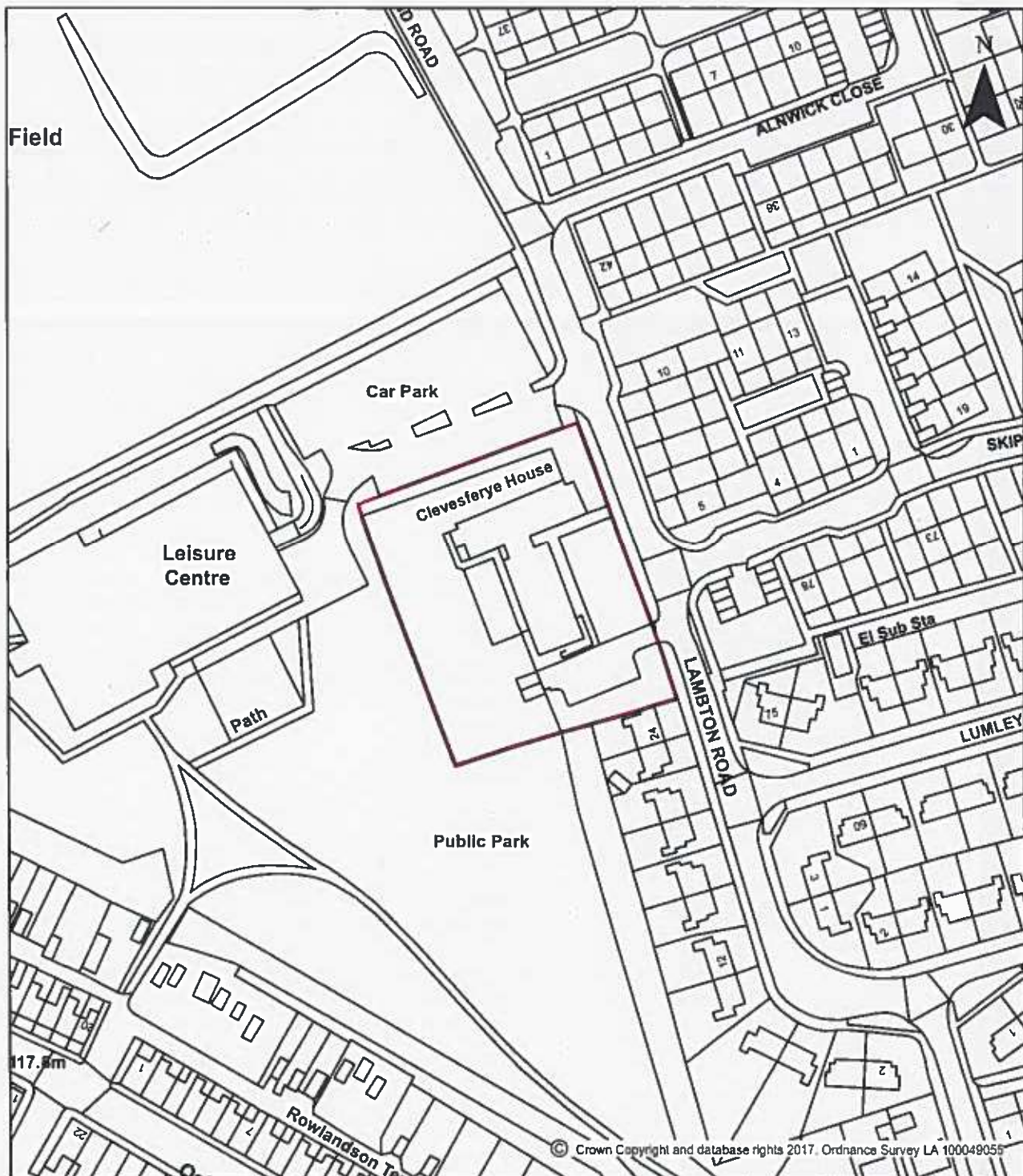
Human Rights - N/A

Consultation - Councillors Kevin Shaw as Portfolio Holder and Councillors Brain Avery; Peter Atkinson and Joe Makepeace as ward members were consulted on 7th August 2017, no comments were received.

Procurement – N/A

Disability Issues - N/A

Legal Implications - N/A



FERRYHILL, CLEVESFERYE HOUSE

Scale : 1:1,250

Total Area Coloured Red : 4068.73 m², 1.005 Acres or thereabouts.

Based Upon O.S Map : NZ2932. Date: 25/07/2017

UPRN NO : 0327S01. Plan Ref : ARC-17-258. Paper Size: A4



IAN THOMPSON
REGENERATION AND LOCAL
SERVICES,
COUNTY HALL,
DURHAM,
DH1 5UJ.
TEL 03000 260 000
ASSET MANAGEMENT DIVISION.